

136.0

0003

0021.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
989,900 / 989,900
989,900 / 989,900
989,900 / 989,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		KENSINGTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FORMAN WILLIAM R--ETAL	
Owner 2: FORMAN CHRISTINE J	
Owner 3:	
Street 1: 41 KENSINGTON RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Asbestos Exterior and 1718 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

BUILDING PERMITS	
Date	Number
3/22/2017	305
10/11/2006	864
10/14/1992	510

ACTIVITY INFORMATION	
Date	Result
11/10/2017	Inspected
8/29/2017	MEAS&NOTICE
3/26/2009	Meas/Inspect
2/6/2009	Measured
2/2/2000	Inspected
11/5/1999	Measured
2/10/1993	

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	10430	Sq. Ft.	Site	0	90.	0.70	10														

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
659,615						659,600	

Total AC/HA: 0.23944	Total SF/SM: 10430	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON	Total: 659,615	Spl Credit	Total: 659,600
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Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	OF=BMT SINK.																
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 5 - Asbestos	Sec Wall: %	A Bath: 1	Rating:																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	3/4 Bath: 1	Rating:																	
Kits: 1	Rating: Average	OthrFix: 1	Rating: Fair	A 3QBth: 1	Rating:																	
A Kits: 1	Rating:	Fpl: 1	Rating: Average	1/2 Bath: 1	Rating: Average																	
WSFlue: 1	Rating:	Frpl: 1	Rating: Average	A HBth: 1	Rating:																	
Condo Information	RESIDENTIAL GRID																					
Location:	1st Res Grid Desc: Line 1				# Units: 1	Level	FY	LR	DR	D	K	FR	RR					BR	FB	HB	L	O
Total Units:	Other																					
Floor:	Upper																					
% Own:	Lvl 2																					
Name:	Lvl 1																					
Const Mod:	Lower																					
Lump Sum Adj:	Totals	RMS: 7	BRs: 4	Baths: 1	HB: 1																	
GENERAL INFORMATION																						
Grade: C+ - Average (+)	Year Blt: 1915	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct:	Fact: .																
INTERIOR INFORMATION																						
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 31 %	Phys Cond: AV - Average	31. %	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN				
Subfloor:	Bsmnt Flr: 12 - Concrete	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Const Adj.: 0.94990498	Adj \$ / SQ: 161.730	Other Features: 76800	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Interior:	1	7	4	M					
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 2 - Gas	Adj Total: 462778	Depreciation: 143461	WtAv\$/SQ:	AvRate:	Ind.Val:	General:	Totals	1	7	4						
Sec Floors:	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	Total: 31 %	Override:	Adj \$ / SQ: 135.00	Const Adj.: 1.26117575	Adj \$ / SQ: 161.730	Adj Total: 462778	Depreciation: 143461	Depreciated Total: 319316	Rate	Parcel ID	Typ	Date	Sale Price	COMPARABLE SALES				
DEPRECIATION																						
Basic \$ / SQ: 135.00	Size Adj.: 1.26117575	Const Adj.: 0.94990498	Adj \$ / SQ: 161.730	Other Features: 76800	Grade Factor: 1.10	NBHD Inf: 1.00000000	Adj Total: 462778	Depreciation: 143461	WtAv\$/SQ:	AvRate:	Ind.Val:	Juris. Factor:	Before Depr: 177.90	Special Features: 0	Val/Su Net: 101.56	Final Total: 319300	Val/Su SzAd: 185.86	SUB AREA				
CALC SUMMARY																						
SPEC FEATURES/YARD ITEMS																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 136.0-0003-0021.0				
3	Garage	D	Y	1	24X24	A	AV	2017	19.34	T	1.6	101			11,000		11,000					
More: N	Total Yard Items:	11,000		Total Special Features:			Total:	11,000														
MOBILE HOME																						
Make:	Model:	Serial #:	Year:	Color:																		
IMAGE																						
AssessPro Patriot Properties, Inc																						